171.0	0003	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	734,500 / 734,500
					USE VALUE:	734,500 / 734,500
					ASSESSED:	734,500 / 734,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIAZ ALEJANDDRO &
Owner 2:	TERRA MARIA PIA
Owner 3:	
Street 1:	29 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KURKER JOSEPH C -
Owner 2:	-
Street 1:	29 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 2896 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6242.000	351,900		382,600	734,500
Total Card	0.143	351,900		382,600	734,500
Total Parcel	0.143	351,900		382,600	734,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 253.59 | /Parcel: 253.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113406

GIS Ref

GIS Ref

Insp Date 10/23/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 171.0-0003-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	351,900	0	6,242.	382,600	734,500		Year end	12/23/2021
2021	101	FV	339,700	0	6,242.	382,600	722,300		Year End Roll	12/10/2020
2020	101	FV	339,700	0	6,242.	382,600	722,300	722,300	Year End Roll	12/18/2019
2019	101	FV	283,200	0	6,242.	382,600	665,800	665,800	Year End Roll	1/3/2019
2018	101	FV	283,200	0	6,242.	338,900	622,100	622,100	Year End Roll	12/20/2017
2017	101	FV	283,200	0	6,242.	284,200	567,400	567,400	Year End Roll	1/3/2017
2016	101	FV	283,200	0	6,242.	284,200	567,400	567,400	Year End	1/4/2016
2015	101	FV	262,200	0	6,242.	245,900	508,100	508,100	Year End Roll	12/11/2014

!13253!

PRINT

Date	Time
12/30/21	16:34:01

LAST REV

Date	Time
05/24/16	15:23:57
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13253

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KURKER JOSEPH C	64420-222		10/28/2014		593,000	No	No		
GRANO JOHN & MA	9445-408		8/27/1959	Family		No	No		Helen Kurker d.o.d. 4/5/2013.

USER DEFINED

Prior Id # 1:	113406
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2014	1483	Redo Kit	13,951					Kitchen renovation

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2015	Permit Insp	PC	PHIL C
5/18/2015	Sales Review	PT	Paul T
10/23/2008	Meas/Inspect	189	PATRIOT
10/26/2000	Hearing Chag	201	PATRIOT
12/21/1999	Meas/Inspect	243	PATRIOT
7/12/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6242		Sq. Ft.	Site		0	70.	0.88	8			Easemen	-10					382,573						382,600	

Total AC/HA: 0.14330 | Total SF/SM: 6242 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 382,573 | Spl Credit | Total: 382,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Fair
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.13298059
Const Adj.:	0.99989998
Adj $ / SQ:	124.615
Other Features:	110079
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478108
Depreciation:	126221
Depreciated Total:	351887

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

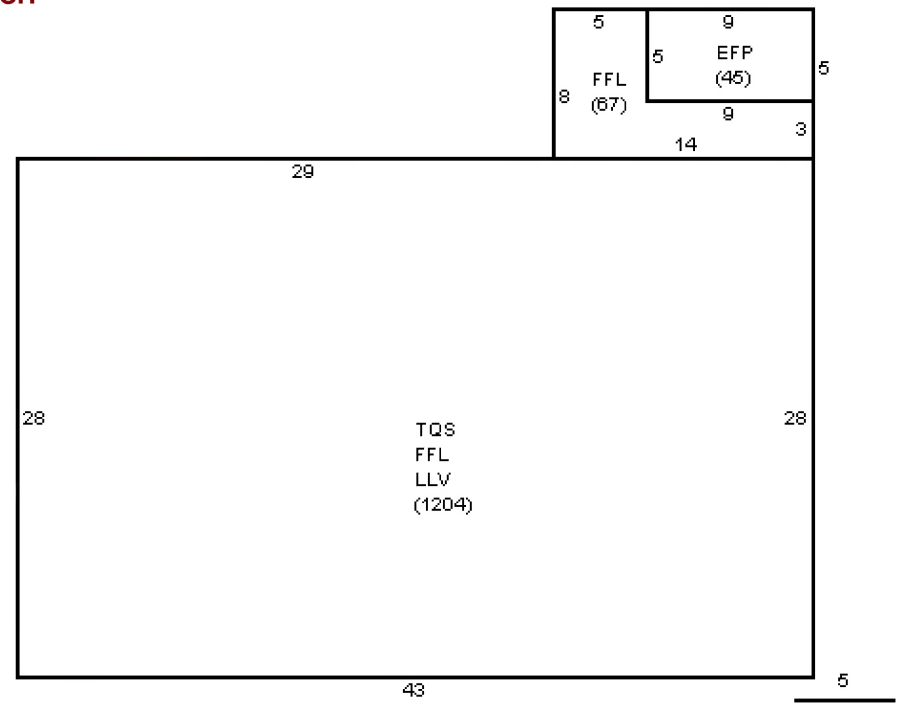
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	124.62
Special Features:	0	Val/Su Net:	102.80
Final Total:	351900	Val/Su SzAd	161.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,271	124.620	158,386
LLV	Lower Level	1,204	77.950	93,848
TQS	3/4 Story	903	124.620	112,528
EFP	Enclos Porch	45	72.590	3,267
	Net Sketched Area:	3,423	Total:	368,029
Size Ad	2174	Gross Area	3724	FinArea 2896

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	RRM	60	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0003-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: